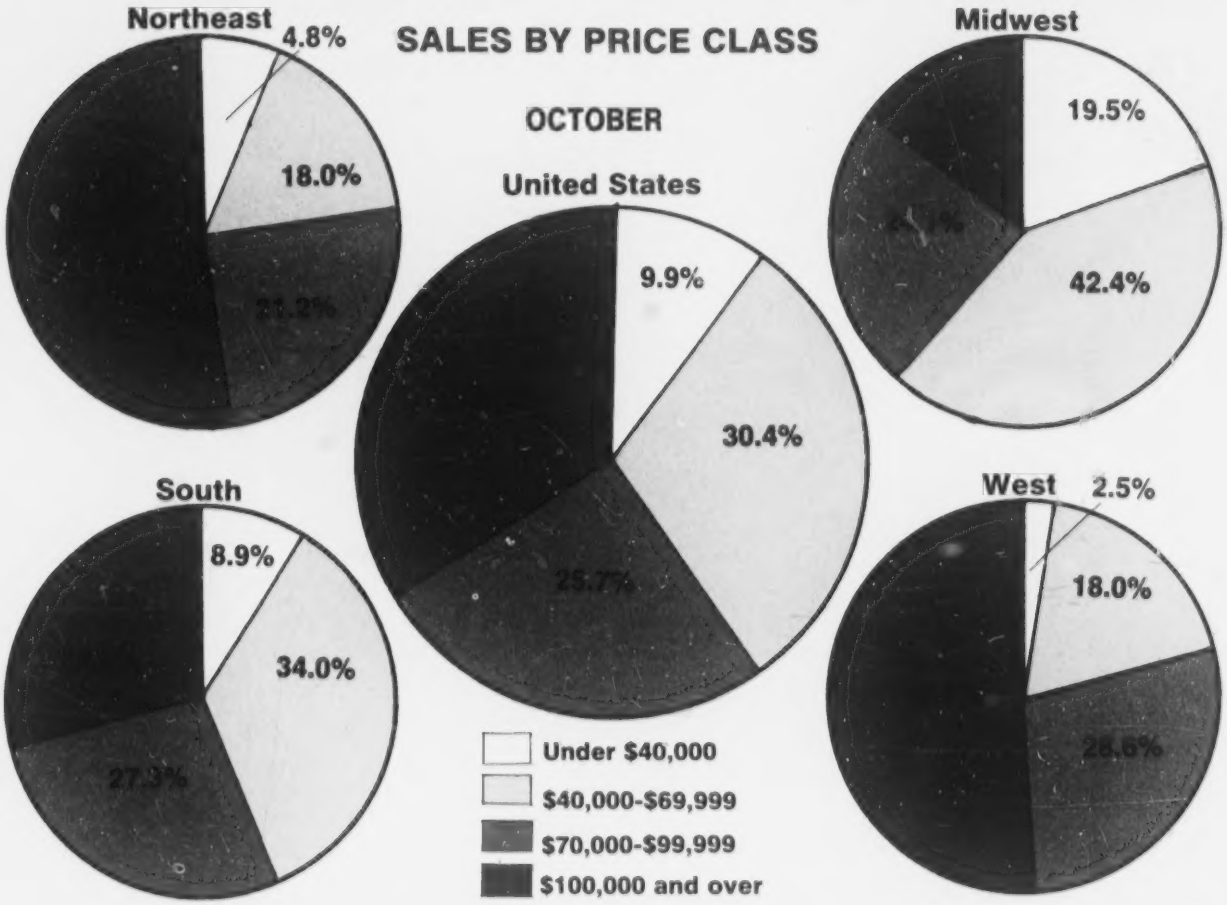


SALES OF EXISTING SINGLE-FAMILY HOMES FOR THE UNITED STATES BY PRICE CLASS

(Percentage Distribution)

Price Class	Oct 1982	Oct 1983	Oct 1984	Oct 1985[r]	Oct 1986[p]
$19,999 or under	3.2	2.0	2.4	1.8	1.7
$20,000-$29,999	4.8	4.0	3.9	3.3	2.7
$30,000-$39,999	9.2	8.2	7.2	6.4	5.5
$40,000-$49,999	12.3	11.0	10.5	9.5	8.7
$50,000-$59,999	12.5	12.7	12.1	11.9	10.6
$60,000-$69,999	11.6	12.2	11.9	11.7	11.1
$70,000-$79,999	9.8	10.5	10.5	10.5	10.0
$80,000-$89,999	7.8	8.6	8.4	8.7	9.0
$90,000-$99,999	5.7	5.9	6.3	6.0	6.7
$100,000-$119,999	7.6	8.1	8.2	8.4	9.1
$120,000-$159,999	8.5	9.2	9.7	11.2	11.6
$160,000-$199,999	3.4	3.6	4.1	4.5	5.7
$200,000-$249,999	1.8	1.9	2.2	2.6	3.4
$250,000 and over	1.7	2.1	2.6	3.1	4.2
Total	100.0	100.0	100.0	100.0	100.0
Median Price	$66,900	$69,800	$71,900	$75,200	$79,700

r Revised
p Preliminary

SALES OF EXISTING SINGLE-FAMILY HOMES BY PRICE CLASS OCTOBER 1986

(Percentage Distribution)

Price Class	United States	Northeast	Midwest	South	West
$19,999 or under	1.7	1.6	3.3	1.3	0.3
$20,000-$29,999	2.7	1.1	5.6	2.2	0.7
$30,000-$39,999	5.5	2.1	10.6	5.4	1.5
$40,000-$49,999	8.7	3.9	14.0	9.9	3.6
$50,000-$59,999	10.6	6.3	14.8	11.7	6.2
$60,000-$69,999	11.1	7.8	13.6	12.4	8.2
$70,000-$79,999	10.0	7.6	11.2	10.0	10.1
$80,000-$89,999	9.0	7.4	8.1	10.0	9.8
$90,000-$99,999	6.7	6.2	4.8	7.3	8.7
$100,000-$119,999	9.1	8.8	5.2	9.6	13.5
$120,000-$159,999	11.6	17.7	5.5	10.6	16.8
$160,000-$199,999	5.7	11.9	2.0	4.5	8.2
$200,000-$249,999	3.4	7.4	0.7	2.2	6.1
$250,000 and over	4.2	10.2	0.6	2.9	6.3
Total	100.0	100.0	100.0	100.0	100.0
Median Price	$79,700	$106,800	$61,200	$77,100	$100,500

SALES OF EXISTING SINGLE-FAMILY HOMES BY NUMBER OF BEDROOMS OCTOBER 1986

(Percentage Distribution)

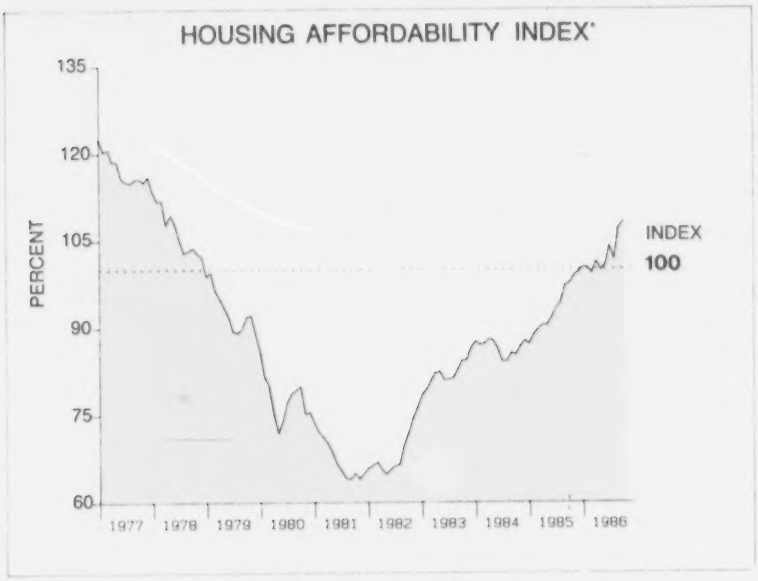
Number of Bedrooms	United States	Northeast	Midwest	South	West
2 Bedrooms or less	16.8	13.9	16.6	15.8	20.2
3 Bedrooms	53.7	50.3	55.6	56.9	49.4
4 Bedrooms or more	29.5	35.8	27.8	27.3	30.4
Total	100.0	100.0	100.0	100.0	100.0

MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOMES FOR THE UNITED STATES BY NUMBER OF BEDROOMS

Number of Bedrooms	Oct 1982	Oct 1983	Oct 1984	Oct 1985[r]	Oct 1986[p]
2 Bedrooms or less	$47,300	$51,000	$ 51,700	$ 54,700	$ 58,100
3 Bedrooms	$63,700	$67,200	$ 69,600	$ 70,900	$ 74,900
4 Bedrooms or more	$92,300	$ 98,200	$100,800	$103,500	$106,100
All Homes	$66,900	$69,800	$ 71,900	$ 75,200	$ 79,700

r Revised
p Preliminary

HOUSING AFFORDABILITY



Year	Median-Priced Existing Single-Family Home	Mortgage Rate**	Monthly P & I Payment	Payment as % Income	Median Family Income	Qualifying Income***	Affordability Indexes		
							Composite	Fixed	ARM
1980	$62,200	12.95%	$549	31.3%	$21,023	$26,328	79.9	79.9	79.9
1981	66,400	15.12	677	36.3	22,388	32,485	68.9	68.9	68.9
1982	67,800	15.38	702	35.9	23,433	33,713	69.5	69.4	69.7
1983	70,300	12.85	616	30.1	24,580	29,546	83.2	81.7	85.2
1984	72,400	12.49	618	28.2	26,433	29,650	89.1	84.6	92.1
1985	75,500	11.74	609	26.2	27,735	29,243	94.8	89.6	100.6
1985									
Oct	$75,200	11.32%	$588	25.6%	$27,518	$28,201	97.6	91.6	104.8
Nov	74,900	11.26	582	25.3	27,627	27,957	98.8	93.1	106.0
Dec	75,500	11.12	581	25.1	27,735	27,873	99.5	93.8	106.8
1986									
Jan	$77,100	10.81%	$579	24.9%	$27,857	$27,771	100.3	95.9	105.7
Feb	77,400	10.83	582	25.0	27,979	27,923	100.2	97.0	105.7
Mar	79,800	10.62	590	25.2	28,101	28,306	99.3	97.2	104.3
Apr	80,200	10.37	581	24.7	28,223	27,872	101.3	99.6	105.5
May	83,200	10.15	592	25.0	28,345	28,392	99.8	98.6	103.4
Jun	82,600	10.20	590	24.9	28,467	28,305	100.6	99.2	106.5
Jul[r]	79,900	10.26	573	24.1	28,590	27,517	103.9	102.0	111.2
Aug[r]	82,000	10.26	588	24.6	28,712	28,240	101.7	98.9	109.8
Sep[r]	80,300	10.08	568	23.6	28,834	27,243	105.8	102.5	113.2
Oct[p]	79,700	9.97	558	23.1	28,956	26,790	108.1	104.4	116.6

r Revised

p Preliminary

* Index equals 100 when median family income equals qualifying income.

** Effective rate on loans closed on existing homes—Federal Home Loan Bank Board.

*** Based on current lending requirements of the Federal National Mortgage Association using a 20 percent downpayment.

CONDO AND CO-OP SALES

APARTMENT CONDO AND CO-OP SALES
(Seasonally Adjusted Annual Rates)

Year		United States	Northeast	Midwest	South	West
1980		186,000	52,000	46,000	55,000	37,000
1981		153,000	45,000	33,000	46,000	28,000
1982		130,000	45,000	26,000	39,000	20,000
1983		205,000	79,000	41,000	54,000	31,000
1984		230,000	96,000	45,000	55,000	34,000
1985		279,000	135,000	50,000	64,000	30,000
1985	II	260,000	128,000	46,000	61,000	25,000
	III	304,000	152,000	53,000	68,000	30,000
	IV	303,000	143,000	53,000	71,000	35,000
1986	I	293,000	148,000	48,000	70,000	30,000
	II	301,000	143,000	61,000	68,000	30,000
	III[r]	365,000	190,000	61,000	74,000	41,000

TOTAL EXISTING HOME SALES
SINGLE-FAMILY, APARTMENT CONDOS AND CO-OPS
(Seasonally Adjusted Annual Rates)

Year		United States	Northeast	Midwest	South	West
1980		3,159,000	455,000	848,000	1,147,000	709,000
1981		2,572,000	398,000	665,000	963,000	544,000
1982		2,120,000	399,000	516,000	819,000	386,000
1983		2,924,000	572,000	750,000	1,089,000	512,000
1984		3,098,000	607,000	800,000	1,128,000	563,000
1985		3,493,000	757,000	916,000	1,236,000	584,000
1985	II	3,300,000	710,000	870,000	1,160,000	560,000
	III	3,660,000	810,000	990,000	1,270,000	590,000
	IV	3,800,000	840,000	990,000	1,330,000	650,000
1986	I	3,550,000	820,000	980,000	1,200,000	560,000
	II	3,770,000	840,000	1,070,000	1,260,000	600,000
	III[r]	3,980,000	890,000	1,050,000	1,380,000	660,000

r Revised

STATE SALES DATA

TOTAL EXISTING HOME SALES FOR EACH STATE
SINGLE-FAMILY, APARTMENT CONDOS and CO-OPS
(Units in Thousands)

State	Years			Quarters (Seasonally Adjusted Annual Rate)				
				1985		1986		
	1983	1984	1985	III	IV	I	II	III[r]
Alabama	41.8	53.3	59.7	63.2	67.0	56.5	58.5	60.5
Alaska	12.1	9.2	10.0	9.2	11.3	11.5	9.5	5.7
Arizona	50.7	59.8	71.7	77.5	76.8	61.3	83.7	79.1
Arkansas	43.0	43.4	49.8	53.8	53.9	44.0	50.1	60.7
California*	343.2	382.1	407.2	425.9	430.3	395.0	473.3	505.3
Colorado	46.1	47.1	49.3	49.1	55.6	45.9	42.6	58.7
Connecticut	37.8	44.5	56.0	54.8	64.6	52.7	50.8	45.7
Delaware	9.3	10.0	12.3	13.1	13.0	10.9	12.3	8.2
District of Columbia	7.5	7.8	9.9	10.7	10.8	11.8	13.4	11.4
Florida	127.7	137.6	151.3	147.3	197.5	140.3	142.5	182.0
Georgia	51.0	60.1	65.1	55.8	70.2	77.3	69.6	74.4
Hawaii	7.8	7.0	7.9	7.7	10.6	6.4	8.5	9.4
Idaho	11.3	12.3	11.5	11.6	12.0	9.6	10.2	12.7
Illinois	115.3	122.5	140.5	151.2	163.2	174.4	160.8	186.0
Indiana	57.2	64.5	90.1	110.4	115.1	67.9	91.9	94.0
Iowa	39.1	41.9	39.5	43.9	37.5	38.3	48.5	47.8
Kansas	49.3	49.8	47.4	52.5	43.9	51.3	61.7	51.9
Kentucky	56.5	57.3	57.7	61.0	60.2	54.4	51.1	60.8
Louisiana	63.0	50.3	44.1	50.7	34.6	29.5	35.0	35.7
Maine	21.0	23.3	27.1	28.1	28.6	24.1	30.3	31.3
Maryland	60.8	66.8	80.9	91.8	87.4	72.7	85.7	92.5
Massachusetts	65.0	66.5	80.5	81.4	90.4	80.2	85.2	92.2
Michigan	135.1	139.4	167.2	189.8	186.2	160.6	190.8	179.5
Minnesota	58.6	65.5	73.9	78.3	76.8	87.8	115.4	78.9
Mississippi	32.6	32.0	35.5	41.2	36.2	26.9	32.4	41.3
Missouri	72.1	81.0	85.8	88.3	92.2	82.3	92.4	92.4
Montana	12.4	12.4	11.1	11.5	11.6	13.7	9.9	13.5
Nebraska	24.6	24.9	24.5	28.2	22.5	21.7	24.0	27.9
Nevada	10.2	9.4	10.0	10.3	11.1	10.9	11.8	10.6
New Hampshire	15.2	16.9	19.3	21.4	20.0	19.1	17.0	20.0
New Jersey	112.9	119.7	148.8	158.6	168.8	155.1	165.8	162.2
New Mexico	18.3	19.1	19.8	19.9	25.7	15.7	17.4	19.1
New York	148.5	148.9	190.7	205.4	212.3	223.9	218.2	214.4
North Carolina	93.0	103.2	123.3	127.5	133.1	120.5	134.7	144.2
North Dakota	9.4	10.0	8.9	9.1	9.9	11.6	8.4	9.5
Ohio	129.1	138.3	162.5	166.1	188.5	164.4	176.0	203.1
Oklahoma	64.7	51.9	46.8	47.1	46.5	41.5	43.0	51.3
Oregon	34.4	35.7	39.3	40.5	48.6	36.4	38.9	46.1
Pennsylvania	156.9	170.4	210.8	234.2	229.2	236.1	245.6	278.9
Rhode Island	8.8	11.0	13.2	15.4	14.3	11.6	12.2	15.3
South Carolina	39.7	46.0	52.6	56.7	53.3	51.8	54.6	55.6
South Dakota	13.3	11.8	11.3	11.8	10.3	12.0	17.6	11.9
Tennessee	71.1	78.7	99.2	108.0	112.6	90.0	102.0	121.9
Texas	191.1	196.7	203.8	211.6	221.3	169.8	189.7	215.1
Utah	14.7	15.0	15.5	14.3	16.4	14.8	14.3	16.8
Vermont	7.4	8.2	9.9	10.6	11.1	9.3	11.8	12.8
Virginia	103.1	98.1	107.2	101.3	107.4	141.1	144.4	114.7
Washington	44.9	44.9	43.8	46.7	46.5	47.1	45.4	55.0
West Virginia	32.2	34.6	37.7	39.9	39.6	38.1	43.3	39.0
Wisconsin	53.8	56.0	65.5	64.2	62.1	61.3	82.3	83.1
Wyoming	5.5	6.2	6.5	6.6	7.0	5.0	5.8	6.7

* Provided by the California Association of REALTORS®
n/a Not Available r Revised

METROPOLITAN AREA DATA

MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOMES FOR METROPOLITAN AREAS*

(Not Seasonally Adjusted in Thousands of Dollars)

Metropolitan Area	Years			Quarters				
	1983	1984	1985	1985		1986		
				III	IV	I	II	III[r]
Akron	n/a	$50.4	$52.7	$55.4	$51.6	$51.1	$58.2	$56.9
Albany/Schenectady/Troy	49.4	52.9	60.3	61.0	61.5	67.5	73.3	74.4
Albuquerque	70.1	73.4	76.8	80.1	77.2	77.6	79.7	85.4
Orange County (Anaheim/Santa Ana MSA**)	134.9	133.7	136.2	137.8	139.6	138.0	149.4	149.6
Baltimore	n/a	66.1	72.6	77.4	72.8	71.6	72.8	78.0
Baton Rouge	66.1	73.5	74.6	75.5	73.1	73.6	73.3	69.8
Birmingham	62.8	65.1	64.5	65.4	64.6	67.1	69.4	69.6
Boston	82.6	100.0	134.2	138.8	144.8	145.6	156.2	163.0
Buffalo/Niagara Falls	n/a	44.8	46.7	46.3	46.7	49.7	54.0	52.8
Charlotte/Gastonia/Rock Hill, NC-SC	63.8	66.8	69.4	69.1	70.4	70.6	75.9	75.4
Chicago	76.4	79.5	81.1	82.3	81.5	82.0	84.7	86.7
Cincinnati	57.2	58.9	60.2	61.8	58.5	62.1	64.2	64.5
Cleveland	n/a	62.7	64.4	67.0	62.2	62.1	68.0	68.4
Columbus	59.4	59.9	62.2	64.4	62.7	62.6	67.7	66.1
Dallas/Ft. Worth	76.0	82.2	87.7	89.8	87.2	93.4	93.6	92.4
Denver	78.3	82.7	84.3	85.9	84.5	84.6	87.3	87.5
Des Moines	53.0	52.4	52.5	52.9	51.6	52.7	59.0	55.2
Detroit	47.5	48.5	51.7	52.6	51.7	54.0	57.5	59.9
El Paso	55.8	57.8	57.6	57.8	58.3	57.2	60.9	59.6
Ft. Lauderdale/Hollywood/Pompano Beach	73.9	73.1	74.6	76.8	75.5	72.6	75.1	83.4
Grand Rapids	41.3	42.8	46.7	48.3	46.2	48.9	51.6	50.6
Hartford	n/a	87.4	99.6	102.0	103.9	106.4	127.6	132.0
Houston	79.9	77.6	78.6	83.7	76.7	70.4	72.0	70.4
Indianapolis	52.8	53.1	55.0	55.3	55.1	55.7	60.8	59.9
Jacksonville	n/a	55.7	58.4	59.8	58.6	58.9	57.5	65.7
Kansas City	58.8	59.1	61.4	61.0	59.1	65.7	67.0	64.1
Las Vegas	75.1	76.3	75.1	75.7	75.3	74.6	76.9	81.3
Los Angeles Area**	112.7	115.3	n/a	n/a	119.9	120.4	128.7	132.9
Louisville	47.4	48.9	50.6	51.4	49.2	48.1	52.6	53.7
Memphis	61.6	64.1	64.6	67.2	62.5	66.3	71.3	71.5
Miami/Hialeah	n/a	79.5	80.5	86.1	79.2	78.5	85.7	85.5
Milwaukee	68.0	68.2	67.5	66.7	68.1	67.6	71.0	70.8
Minneapolis/St. Paul	73.6	74.0	75.2	75.9	75.4	76.3	79.0	78.1
Nashville	61.0	62.9	66.1	66.6	66.6	68.4	71.4	71.2
New York/Northern New Jersey/Long Island	88.9	105.3	134.0	138.2	139.6	147.2	160.0	167.8
Oklahoma City	61.6	63.9	64.7	65.5	63.5	62.8	65.0	62.3
Omaha	55.3	56.2	58.3	59.8	57.8	58.6	62.0	57.8
Orlando	n/a	70.1	70.3	72.4	69.0	70.3	74.5	72.8
Philadelphia	64.5	65.2	70.8	71.7	69.3	72.2	73.6	75.6
Phoenix	n/a	74.7	74.7	73.4	75.7	76.2	78.8	79.1
Portland	n/a	62.9	61.5	63.2	59.5	59.9	63.4	63.1
Providence	54.7	59.6	67.5	69.8	70.2	71.9	84.4	91.9
Rochester	54.8	59.7	64.2	65.8	63.7	66.3	68.3	69.1
St. Louis	58.9	61.8	65.7	68.8	65.9	67.5	72.0	72.0
Salt Lake City/Ogden	64.3	65.8	66.7	67.6	67.5	66.4	67.8	69.9
San Antonio	62.6	67.5	67.7	71.0	65.0	67.0	69.1	69.3
San Diego**	98.9	100.2	106.4	109.3	110.6	110.0	119.9	121.1
San Francisco Bay Area	129.5	129.9	n/a	143.8	n/a	n/a	n/a	164.9
Syracuse	n/a	50.7	58.8	60.7	61.2	59.6	64.9	66.2
Tampa/St. Petersburg/Clearwater	55.5	58.4	58.4	60.3	58.9	56.8	62.1	62.8
Toledo, OH	51.8	50.7	51.9	54.3	49.6	52.1	57.4	60.2
Tulsa	n/a	67.3	66.7	66.3	63.6	66.4	66.8	65.6
Washington, D.C.	89.4	93.0	97.1	98.3	97.3	101.1	102.8	98.9
West Palm Beach/Boca Raton/Delray Beach	86.5	84.8	88.3	91.6	91.3	86.0	94.9	96.6

n/a Not Available r Revised

*All areas are metropolitan statistical areas (MSA) as defined by the U.S. Office of Management and Budget. They include the named central city and surrounding suburban areas. ** Provided by the California Association of REALTORS®